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Department of Health and Environmental Sciences

STATE OF MONTANA HELENA, MONTANA 59601

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A. C. Knight, M.D., F.C.C.P.
Director

March 18, 1980

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Shelby Addition
Subdivision

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Missoula City-County Planning Board, 301 W. Alder, Missoula, MT 59801
Governor's Office, Helena, MT 59601
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Department of Fish, Wildlife and Parks, Helena, MT 59601
Department of Highways, Helena, MT 59601
Department of Natural Resources and Conservation, Helena, MT 59601
Montana Bureau of Mines & Geology, c/o Montana Tech, W. Park St., Butte, MT 59701
Fire Marshall Bureau, Dept. of Justice, Helena, MT 59601
Soil Conservation Service, 1629 Ave. D, Billings, MT 59101
Office of Interstate Landsales Registration, Attn: Carlton Goodwin, Title Building,
Room 324, 909-17th St., Denver, CO 80202
Missoula County Commissioners, Courthouse, Missoula, MT 59801
Missoula County Sheriff, Courthouse, Missoula, MT 59801
Environmental Information Center, Box 12, Helena, MT 59601
Ken Korte, Montana Historical Society, 225 N. Roberts, Helena, MT 59601
Ken Allen, Box 623, Lolo, MT 59823
Sorenson & Company, Box 3418, Missoula, MT 59801
Lolo School District #7, Lolo, MT 59823
Missoula Rural Fire Dept., 2521 South Avenue West, Missoula, MT 59801
Soil Conservation Service, Missoula, 818 Burlington, Missoula, MT 59801
Missoula County Classification and Appraisal, Courthouse, Missoula, MT 59801

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MAR 18 1980

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RE: SHELBY ADDITION SUBDIVISION
Missoula County

Ladies and Gentlemen:

The enclosed preliminary environmental review has been prepared for Shelby Addition Subdivision in Missoula County, and is submitted for your consideration. Questions and comments will be accepted until April 1, 1980. One extension of time not to exceed seven days will be granted upon request if there is sufficient reason for the request. All comments should be sent to the undersigned.

Sincerely,

Edward W. Casne by [Signature]

Edward W. Casne, P.E., Chief
Subdivision Bureau
Environmental Sciences Division

EWK/APK/jg

Enclosures

DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
Cogswell Building, Helena, Montana 59601
(406)449-3946

PRELIMINARY ENVIRONMENTAL REVIEW

Division/Bureau Subdivision Bureau, Environmental Sciences Division

Project or Application Shelby Addition Subdivision

Description of Project The proposed subdivision lies south of Lolo and west of U.S. Highway 93 in Missoula County. The development would consist of 59 lots for single family residences and have a public water system, fire hydrants, paved streets and a 4.56 acre park. Individual sewage disposal systems would be utilized. The lots range in size from 0.459 acres to 0.732 acres.

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

Major Moderate Minor None Unknown Comments on
Attached Pages

1. Terrestrial & aquatic life and habitats			X			
2. Water quality, quantity and distribution			X			
3. Geology & soil quality, stability and moisture			X			
4. Vegetation cover, quantity and quality			X			
5. Aesthetics		X				*
6. Air quality			X			*
7. Unique, endangered, fragile, or limited environmental resources				X		
8. Demands on environmental resources of land, water, air & energy			X			
9. Historical and archaeological sites				X		*

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores			X			*
2. Cultural uniqueness and diversity			X			
3. Local and state tax base & tax revenue		X				*
4. Agricultural or industrial production			X			*
5. Human health				X		
6. Quantity and distribution of community and personal income			X			
7. Access to and quality of recreational and wilderness activities				X		*
8. Quantity and distribution of employment			X			
9. Distribution and density of population and housing		X				*
10. Demands for government services		X				*
11. Industrial & commercial activity			X			
12. Demands for energy			X			*
13. Locally adopted environmental plans & goals				X		*
14. Transportation networks & traffic flows			X			*

Other groups or agencies contacted or which may have overlapping jurisdiction Missoula County Planning Board

Individuals or groups contributing to this PER. Sorenson & Company Environmental

Assessment, Department of Highways, Superintendent of Schools, Soil Conservation Service

Recommendation concerning preparation of EIS Recommend not to prepare an EIS

PER Prepared by: Alfred P. Keppner

Date: March 4, 1980



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POTENTIAL IMPACTS ON PHYSICAL ENVIRONMENT

Aesthetics

An agricultural landscape would be altered to a suburban landscape should the subdivision become developed. The aesthetic impact of any development is difficult to access as the impact is perceived in various ways by individuals. Some people believe residential development ruins aesthetically pleasing scenery while others believe housing development with yards and landscaping is aesthetically pleasing.

Air Quality

Since the roads in the subdivision are to be paved, degradation of air quality will be minimized.

Historical and Archaeological Sites

No historical or archaeological sites are known to exist on the property. However, no intensive on-site historical or archaeological investigation has been made to date.

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

Social Structures and Mores

It is difficult to determine the final impact as it is not known who will purchase the lots. It does seem reasonable to believe that these lots would be purchased by people whose social and moral values are typical of the community.

Local and State Tax Base and Tax Revenue

The 38.32 acres are classed as tillable, irrigated agricultural land. According to Sorenson and Company the annual property tax generated prior to subdivision is approximately \$1,465. The expected annual tax revenue after the land is subdivided would be \$70,000. However, to get a clear picture of the overall economic effect on local government, the demands for services must be considered. Generally a single-family residential subdivision does not generate enough tax revenue to pay for all the services the development should have. The cost can only be met by increasing general tax levies throughout the community or by having the tax base increased by new industry. The latter possibility is not likely in this area.

Agricultural or Industrial Production

The land is currently an irrigated hay meadow. The Soil Conservation Service soil survey indicates the soil on this property should yield an average of 3.6 tons of hay per acre. If the subdivision is developed, this production would be lost.

Access to and Quality of Recreational and Wilderness Activities

The subdivision is surrounded by private land. Therefore there would be no impact on access to and quality of recreation and wilderness activities.

Distribution and Density of Population and Housing

The area along Mormon Creek Road is experiencing residential development. The density of the proposed subdivision is greater than surrounding development and will therefore, increase the density of housing and population.

Demands for Government Services

The superintendent of the Lolo School District states that the Lolo School is full and any development would have an adverse effect on the school. The environmental assessment indicates that there are no school-bus routes in District #7.

Demands for Energy

Rural subdivisions have greater energy demands as compared to urban subdivisions with respect to transportation. However this subdivision does not have any energy requirements that are unique unto itself. Any subdivision located an equal distance from town would have similar energy demands.

Locally Adopted Environmental Plans and Goals

The proposed subdivision is in conformance with the Lolo comprehensive plan which was adopted in 1978.

Transportation Networks and Traffic Flows

The Montana Highway Department indicates the subdivision would generate 300 to 500 average trips per day when fully developed. They said this would not severely impact U.S. Highway 93 but the accumulative effects of this and other subdivisions would seriously impact the highway and upgrading would be required for the highway from Lolo south. The 1978 traffic count was 7250 ADT on this section of road.



